

Redmond Zoning Code ReWrite Phase 1 – Town Center Zone Remand

.....

August 31, 2022

Kimberly Dietz, Principal Planner

Glenn Coil, Sr. Planner



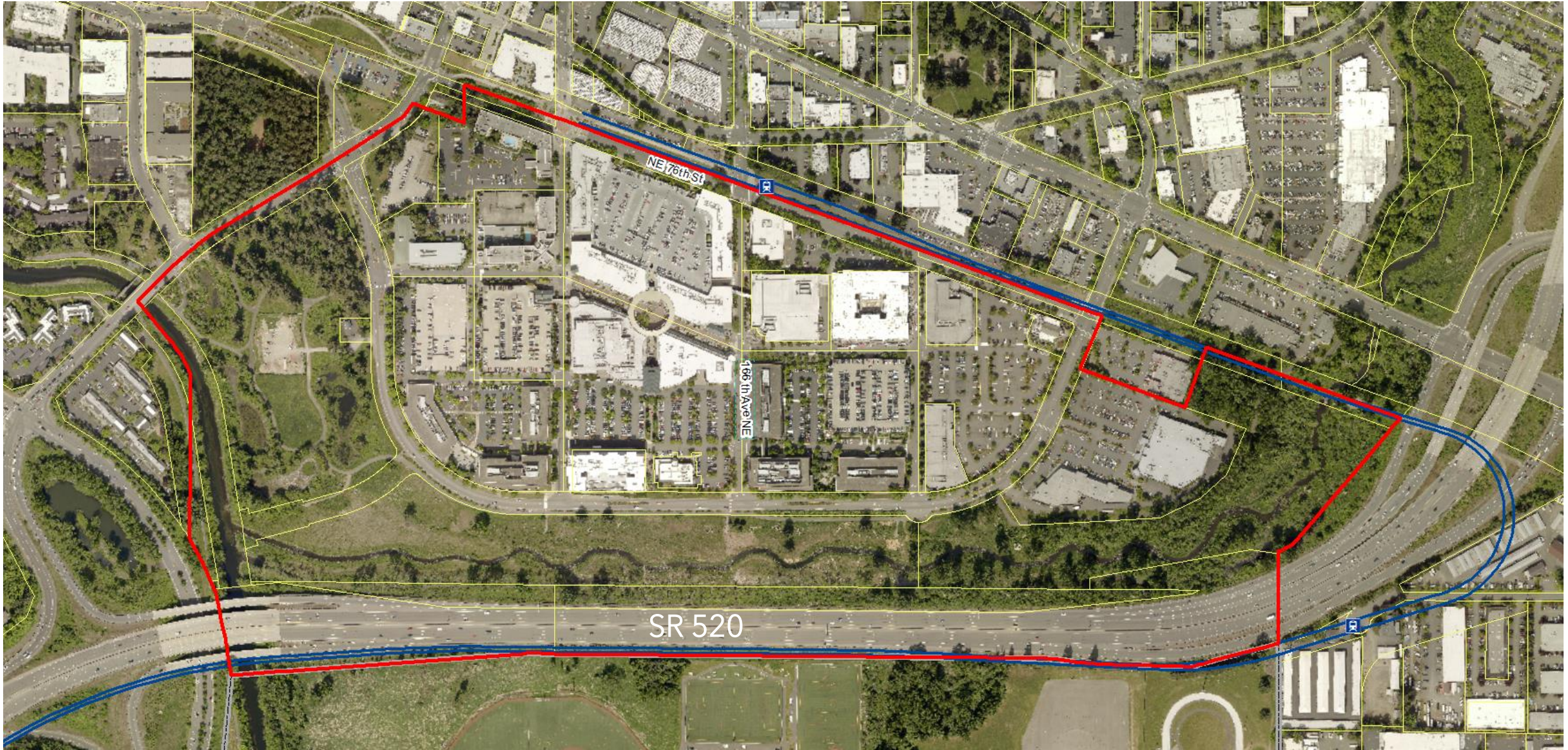
Purpose

- Background of amendments to the Town Center (TWNC) policies and zoning district
- Overview of remanded amendments
- Proposed schedule for Planning Commission review





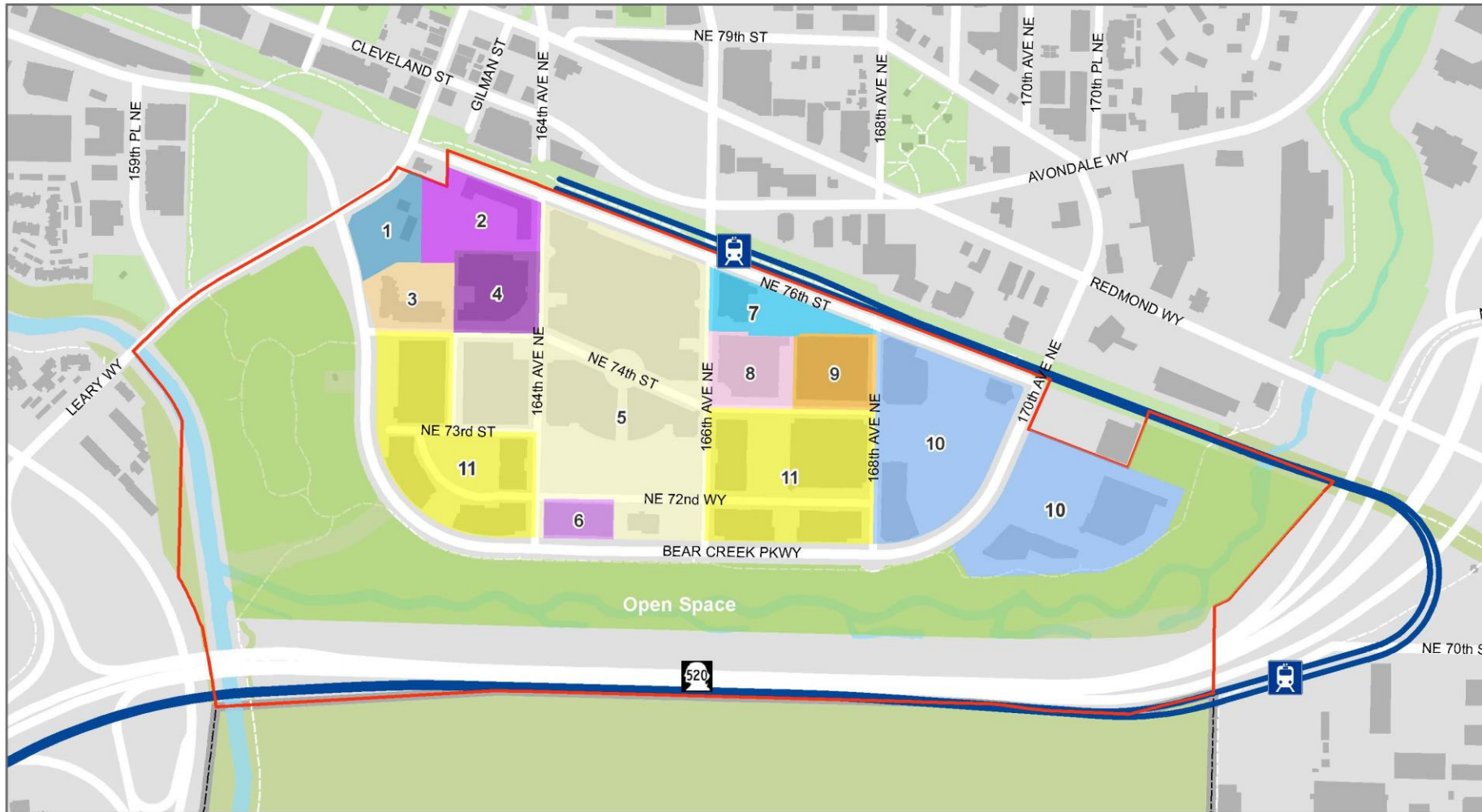
Redmond, 1936





History of Town Center

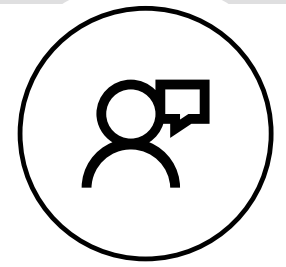
- Pre-1930s – Marshland, then cleared for farming (Luke McRedmond’s homestead)
- Aug 8, 1931 – Redmond Golf Links opened
- 1970s – First proposals for redevelopment
- 1979 – Civic Action for Redmond Environment (CARE) founded to preserve open space
- 1981 – Redmond Golf Links closed
- 1986 – Ord. 1328 adopted supporting development of shopping center
- 1988 – Town Center zone annexed into City, master plan for development
- 1995 – Ord. 1841 adopted and incorporating previous master plan into Code/Development Guide, later adopted into Zoning Code and Comprehensive Plan
- 1997 – Redmond Town Center opens, with over a 100 shops and restaurants.



TOWN CENTER OWNERSHIP

4/2022





Overview/Background

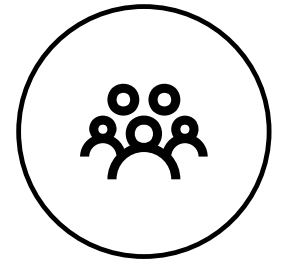
Two Separate Proposals

Planning Commission and City Council reviewed proposals related to Redmond Town Center and the TWNC zoning district

- RZC amendments, part of RZC ReWrite Phase 1 package
- Comprehensive Plan amendment
 - Applicant: GGLO on behalf of Fairbourne Properties
 - Policies in the Downtown section of the Urban Centers Element

Community Comments

Comprehensive Plan Amendments



Planning Commission Public Hearing

- Two comments received in support.
- GEM Real Estate recommended 160-foot building heights limits be considered.

Comments Received During Council Review

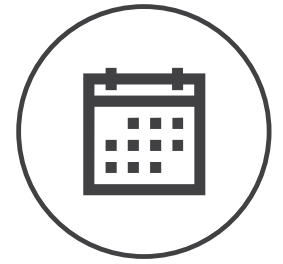
- Lack of vision/intentions of property owners
- Proposal doesn't meet city's vision – will not provide needed affordable housing, will push out small local businesses, loss of retail.
- Maintain and enhance Town Center as a community center.
- Against more housing (condos), retail needs to be expanded.
- Lack of community input on proposals.
- Critique of staff reports and planning process.
- Height concerns (*against 12 stories or more*)
- Two letters from small business owners in RTC that support proposals.

City Council Identified Topics for Planning Commission Discussion

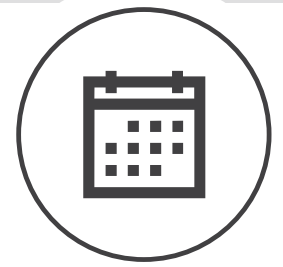


- Incentives or required code provisions
- Provisions for green building
 - Woonerf (shared street)
- 44 acres open space as green space
 - Opportunities for additional green spaces
 - Permanent protection
 - Maintenance requirements
- Ground-floor uses for retail, restaurant, entertainment, and office
 - Docket Matrix question #5
- Climate Vulnerability Assessment
- Housing Action Plan and inclusionary zoning requirements for affordable housing
- Maximum heights and number of stories
- References to Saturday Market
- Development agreements
- Notice of hearing dates
- Communication and outreach

Proposed review schedule



Date	Planning Commission Meeting
August 31, 2022	Briefing
September 1 - 30, 2022	Communication and Community Involvement
October 12, 2022	Study Session
October 26, 2022	Public Hearing, Study Session
November 2, 2022	Study Session and Recommendation
November 16, 2022	Report Approval



Next steps

- Communication and Community Involvement
 - Mailing
 - Webpage
 - Meetings
 - September 14, virtual
 - September 28, venue tbd
- Review community feedback
- Proposed refinements to Town Center (TWNC) amendments
 - October 12, 2022 study session
- Review and discuss City Council's identified topics



Any Questions?

